

FAQs

When will the City transition from Tax Map ID to GPIN?

September 2012 - The City will switch from using Tax Map ID to GPIN for the primary parcel identification number.

What will happen to my old Tax Map ID number?

Any current properties that were assigned Tax Map ID numbers will retain those numbers, in addition to their newly assigned GPIN. New parcels will only be assigned a GPIN.

Will this change the way I pay my real estate tax?

Future real estate tax bills will be sent out with an informative flyer about the City's transition to GPIN. The tax bills will have the property's new GPIN number printed on them. Taxpayers will be able to use their GPIN number just as they used their Tax Map ID number to search for or identify their property.

Will the City's transition change the way I record a property sale or a parcel change?

Beginning in September 2012, all Circuit Court recordings will need to note the GPIN of the property instead of the Tax Map ID.

What if I do not know the GPIN of a property?

You will still be able to search by owner's name and/or property address in all City systems.



FAQs Continued

What if I combine two (2) parcels? How can I determine what my GPIN will be?

If two parcels are combined, then the larger of the two original parcels will be considered the parent parcel. The consolidated parcel will retain the GPIN of the parent parcel.

Does each GPIN have a unique property address? Does each property address have a unique GPIN?

A unique GPIN is assigned to each parcel. In most cases, the parcel will have a single address and a unique GPIN number. For some parcels however, an address may not be assigned if there is no existing structure. There would still be a GPIN, though. It is also possible that one GPIN will have multiple property addresses, such as some commercial properties and apartments.

Visit FredGIS at:

www.gis.fredericksburgva.gov/parcelviewer

to search for a property using a property's GPIN, owner's name or address.

City of Fredericksburg

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City of Fredericksburg

What's My Parcel ID?

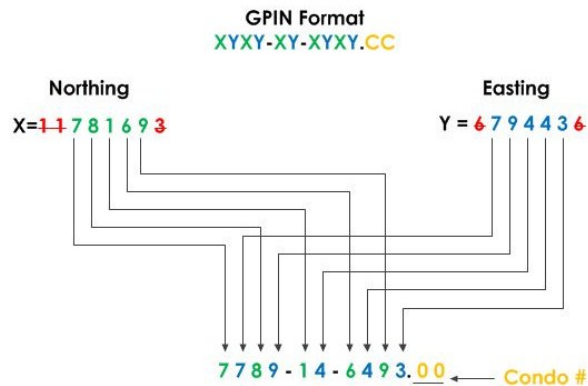


From Tax Map ID to Geographic Parcel Identification

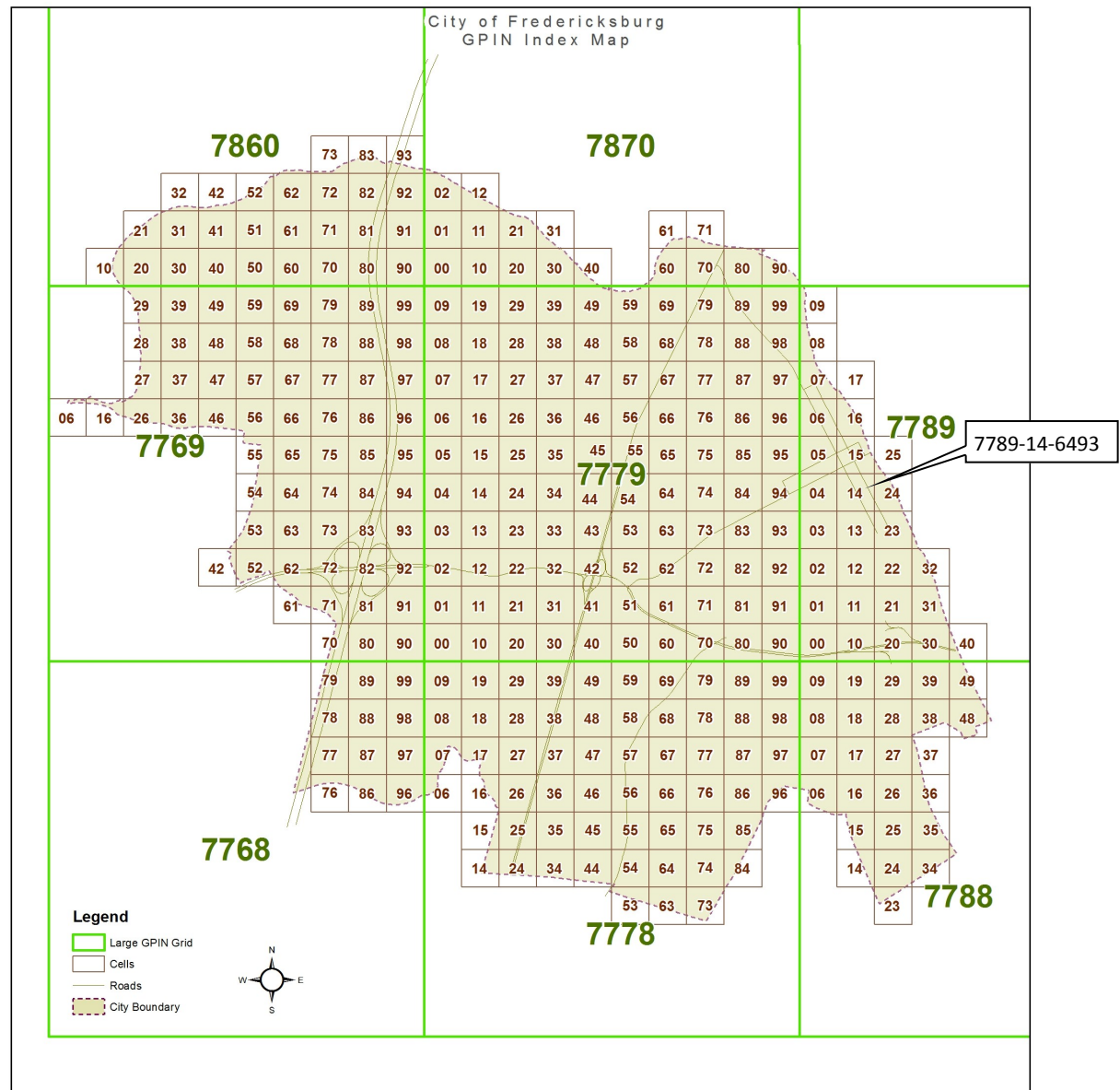


What is a GPIN?

GPIN is an acronym for Geographic Parcel Identification Number. It is a unique number, composed of the X and Y coordinates of the center of a parcel, resulting in a 15 digit text value for each parcel, including condominiums, which distinctively identifies each parcel.



All City of Fredericksburg real estate parcels have a GPIN. When a parcel is split, the existing GPIN number will stay with the tax parcel polygon that it falls within after a split is performed. This occurs even if an existing addressable structure is present within the split off tax parcel polygon. The tax parcel polygon that has the existing GPIN number within it becomes the Parent parcel. A new GPIN number will be assigned to all new Child parcels created by the split.



The position of each parcel can easily be determined by placing a GPIN Index over the City. The first four digits in the GPIN correlate to the large grid in which the parcel can be found. The second two digits identify the cell within the grid in which the parcel is located. The last four digits pinpoint the exact location of the parcel's center point, as determined by its x and y coordinates.